



**LEGAL DESCRIPTION:**

PORTION OF LOT 203 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND

PORTIONS OF LOTS 2 AND 7 OF FRACTIONAL SECTION 24, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND

PORTION OF LOT 208 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND

PORTION OF LOT 1 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND

PORTION OF LOT 5 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND

PORTIONS OF LOTS 2 AND 3 OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND

PORTIONS OF LOT 64 OF THE WEST PORTION OF TULUNGA RANCH, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 324 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND

PORTION OF THE NORTH ONE-HALF OF LOT 96 OF THE MONTIE VIEJA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 324 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF

THE HIGHWAY VACATED BY ORDER OF THE BOARD OF SUPERVISORS IN ROAD RECORDING TO LOT 10, EAST AND WEST, IN THE WESTERN EMPIRE TRACT, AS PER MAP RECORDED IN BOOK 18, PAGES 162 AND 163 OF MAPS, AND LIVING SOUTHERLY OF THE CENTER LINE OF SAID HIGHWAY ADJOINING SAID LOT ON THE NORTH; AND

PORTION OF THE EQUIPMENT OF LOT 66 AND ALL OF LOT 67 OF MONTIE VIEJA IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGES 324 AND 325 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THOSE PORTIONS OF THE HIGHWAY VACATED BY AN ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, ON FILE IN ROAD BOOK 13, PAGE 44, IN THE OFFICE OF THE SAID BOARD OF SUPERVISORS, AND THE PORTIONS OF SAID HIGHWAY WHICH ARE SHOWN ON COUNTY RECORDS OF SAID COUNTY, AND

PORTION OF LOT 1, AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 23, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN SAID CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND

ALSO LOTS 3 AND 4 AND IN SECTION 24, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN SAID CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND

THOSE PORTIONS OF FRACTIONAL SECTIONS 24 AND 25, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED WITHIN THE LINES OF V. BEAUDRY'S MOUNTAINS, IN SAID CITY, AS PER MAP RECORDED IN BOOK 36, PAGES 67 TO 71 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND

ALSO LOT 1, AND THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 23, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN SAID CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND

ALSO LOTS 3 AND 4 AND IN SECTION 24, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND

THOSE PORTIONS OF FRACTIONAL SECTIONS 24 AND 25, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED WITHIN THE LINES OF V. BEAUDRY'S MOUNTAINS, IN SAID CITY, AS PER MAP RECORDED IN BOOK 36, PAGES 67 THROUGH 71, INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND

PORTION OF LOT 229 OF THE WESTERN EMPIRE TRACT, SHEET NO. 4, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 162 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND

ALSO LOTS 3 AND 4 AND IN SECTION 24, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN SAID CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND

PORTION OF LOT 208 ½ OF THE WESTERN EMPIRE TRACT, SHEET NO. 4, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 162 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND

PORTION OF LOT 208 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND

PORTIONS OF LOTS 1 AND 2 OF FRACTIONAL SECTION 24, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND

THE WEST 100.00 FEET, MEASURED AT RIGHT ANGLES, OF THAT PORTION OF THE WEST HALF OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND

THE WEST 100.00 FEET, MEASURED AT RIGHT ANGLES, OF THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND

THE NORTH ONE-HALF OF LOT 96 OF THE MONTIE VIEJA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 324 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND

- LEGEND**
- LOT NUMBER
  - TRACT BOUNDARY
  - PROPOSED STREET R.O.W
  - PROPOSED LOT LINES
  - PROPOSED CONTOURS
  - PROPOSED DOWLIGHT LINE
  - CUSTOM LOT
  - MANUFACTURED SLOPES
  - PIEL, VORICATION
  - SETBACK LINE
  - EXISTING EASEMENTS
  - EXISTING BRIDGE
  - EXISTING RETAINING WALL AND HEIGHT
  - SOUTHERN CALIFORNIA EDISON FACILITY BOUNDARY

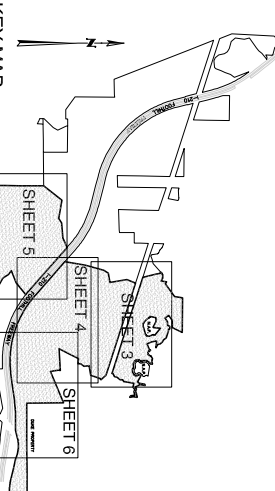
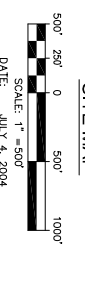
**UTILITY PROVIDERS:**

**WATER:**  
DEPT. OF WATER AND POWER  
WATER OPERATING DIVISION  
1111 N. HOPE STREET  
LOS ANGELES, CA 90012  
(213) 367-0250

**POWER:**  
DEPT. OF WATER AND POWER  
POWER SYSTEM DISTRIBUTION  
LOS ANGELES, CA 90012  
(213) 367-2889

**GAS:**  
SOUTHERN GAS COMPANY  
12475 BRANFORD STREET  
PACIFIC PALMS, CA 91331  
(818) 268-8557

**TELEPHONE:**  
TIME WARNER COMMUNICATIONS  
6200 TOPANGA CANYON BLVD.  
CHATEAUNOUTH, CA 91311  
(818)700-0551



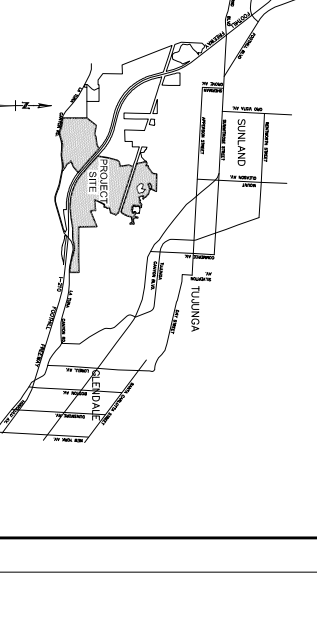
- NOTES:**
- THIS MAP IS FOR MERGER AND RESUBMISSION
  - PROPOSED LOT INFORMATION
  - AREA SUMMARY
  - EXISTING GENERAL PLAN DESIGNATION (SUNL AND TULUNGA COMMUNITY PLAN) - MINIMUM RESIDENTIAL, VERY LOW RESIDENTIAL, VERY LOW II RESIDENTIAL, OPEN SPACE
  - PROPOSED GENERAL PLAN DESIGNATIONS:  
MINIMUM RESIDENTIAL, LOW RESIDENTIAL
  - EXISTING ZONING: A-1-I, A-1-I-K, RE-1-I, RE-1-I-H, RE-20-H-H
  - PROPOSED ZONING: A-1-I, A-1-I-K, RE-9-H, RE-11-H, RE-20-H-H
  - ROUGH GRADING QUANTITIES:  
TOTAL CUT: 4,488,100 CYDS  
TOTAL FILL: 4,330,660 CYDS  
DIFFERENCE: 157,460 CYDS  
NOTE: GRADING WILL BALANCE ON-SITE. DIFFERENCE IN GRADING QUANTITIES IS DUE TO BULKAGE AND SHRINKAGE FACTORS.
  - LOCATION AND HEIGHT OF PROPOSED RETAINING WALLS ARE SHOWN HEREON.
  - THERE ARE NO EXISTING BUILDINGS OR STRUCTURES ON THE PROPERTY.
  - EASEMENT INFORMATION BASED ON PRELIMINARY TITLE REPORT DATED AS OF APRIL 16, 2004, PREPARED BY LAWYERS TITLE.
  - SANITARY SEWERS ARE AVAILABLE IN LA TUNA CANYON ROAD.
  - STORM DRAINS AND BASINS WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF LOS ANGELES.
  - ALL PROPOSED STREETS ARE PRIVATE AND SHALL CONFORM TO THE CITY OF LOS ANGELES STANDARDS. ALL PRIVATE STREETS TO BE DESIGNATED AS THUNDERWINDS ASSOCIATION (TWA) LOTS ON THE RECORDED TWA TRACT MAP(S).
  - TREE LOCATION AND INFORMATION PER TREE REPORT PREPARED BY GLENN LUKOS ASSOCIATES DATED JUNE 2003 AND ADDENDUM TO TREE REPORT PREPARED BY DUDERK AND ASSOCIATES, INC. DATED JUNE 2004.
  - SOURCE OF TOPOGRAPHIC INFORMATION: HUNSKAER AND ASSOCIATES
  - GEOLOGICAL EVALUATION PREPARED BY ZEISSER KLING CONSULTANTS, INC., DATED MARCH 2003.
  - THE LOCATION OF EXISTING OVERHEAD ELECTRICAL TRANSMISSION LINES ARE AS SHOWN.
  - MANUFACTURED FILL SLOPES ARE DESIGNED WITH A 2:1 RATIO AND MANUFACTURED CUT SLOPES ARE DESIGNED WITH 1.5:1 RATIO UNLESS OTHERWISE NOTED ON PLAN.

3. AREA SUMMARY

PROJECT OWNERSHIP AREA:	887.0 acres	
VESTING TENTATIVE TRACT AREAS:	% OF TRACT AREA	
RESIDENTIAL LOTS:	1228 ac	29%
CUSTOM LOTS:	3023 ac	17%
TOTAL PRIVATE LOTS:	4251 ac	100%
TOTAL:	4251 ac	
GRADING WITHIN TRACT BOUNDARY:	% OF TRACT AREA	
GRADED AREA:	199.6 ac	47%
UNGRADED AREA:	225.5 ac	53%
TOTAL AREA:	425.1 ac	100%

OFFSITE GRADING WITHIN SOUTHERN CALIFORNIA EDISON RIGHT-OF-WAY:

GRADED AREA:	3.53 ac
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**VESTING TENTATIVE TRACT**  
MAP No. 061672  
IN THE CITY OF LOS ANGELES

PROJECT NO.  
150101

SHEET  
1

OF  
6

REGISTERED PROFESSIONAL ENGINEER  
EXERCISES AUTHORITY IN THE STATE OF CALIFORNIA

ALAN C. MEAD  
R.C.E. NO. 25973  
DATE  
EXP. DATE 12-31-05

**CMB**  
CONSULTING & SURVEYING INC.  
3545 Balboa Blvd, Suite 140  
Culver City, CA 90230  
(310) 543-5384  
(310) 543-5384

OWNER:  
**WHITEBIRD, INC.**  
Doing Business in California as California Whitebird, Inc.  
444 S. FLOWER STREET, SUITE 300  
LOS ANGELES, CA 90071

DESIGNED BY:  
O.A.  
CHECKED BY:  
O.A.

DEVELOPER:  
**WHITEBIRD, INC.**  
Doing Business in California as California Whitebird, Inc.  
444 S. FLOWER STREET, SUITE 300  
LOS ANGELES, CA 90071